

SECTION 25: OFF-STREET PARKING

Section 25.0: Purposes

In order to alleviate or to prevent traffic congestion and shortage of curb spaces, off-street parking facilities shall be provided incidental to new Uses and major alterations and enlargements of existing Uses. The number of Parking Spaces prescribed in this Section, shall be in proportion to the need for such facilities created by the particular type of Use. Off-street parking is to be laid out in a manner that will ensure its usefulness, protect the public safety, and, where appropriate, insulate surrounding land Uses from its impact.

Section 25.1: Basic Requirements for Off-Street Parking

- A. Off-street parking shall be provided for any new Building constructed and for any new Use established; for any addition or enlargement of an existing Building or Use; and for any change in the occupancy of any Building or the manner in which any Use is conducted that would result in additional Parking Spaces being required, subject to the provisions of this Article.
- B. No existing Use of land or Structure shall be deemed to be nonconforming solely because of the lack of off-street parking facilities prescribed in this Section, provided that facilities being used for off-street parking on the effective date of this Ordinance shall not be reduced in capacity to less than the minimum standards prescribed in this Article.
- C. For additions or enlargements of existing Buildings or Uses, or any change of occupancy or manner of operation that would increase the number of Parking Spaces required, the additional parking shall be required only for such addition, enlargement, or change and not for the entire Building or Use, provided that no additional parking shall be required where the total number of spaces prescribed for the addition, enlargement, or change is less than 10 percent of the number of spaces prescribed for the use as conducted prior to such addition, enlargement or change.
- D. Parking required by this Section for any Building or Use shall not be considered as providing parking for any other Building or Use, except where a joint parking facility serves more than one Building or Use or where the Planning and Zoning Commission determines that overlapping parking requirements will not conflict with each other.
- E. All off-street Parking Spaces and Areas required by this Section shall be maintained for the duration of the Use requiring such areas. Required Parking Spaces and Areas shall not be used for the sale, display or repair of motor vehicles or other goods and services.
- F. No Use shall be required to provide more spaces than prescribed by this Section or prescribed by any conditional use permit.

Section 25.2: Parking Spaces Required

A. General

1. In the CN Zone, off-street parking for a shopping center shall be provided on the same Site at a ratio of 5 spaces for each 1,000 square feet of gross floor area.

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Section 25.2: Parking Spaces Required (Continued)

2. In all residential zones, for residential uses, off-street parking shall be provided in accordance with Section 19.2.B.
3. In all other zones and for all other Uses, off-street parking shall be provided in accordance with the standards prescribed in Section 25.2.B. The requirement for any Use not specifically listed shall be determined by the Director of Community Development on the basis of the requirement for similar Uses.
4. Where the application of the off-street parking requirements result in a fractional number of spaces, a fraction of one-half or greater shall be resolved to the next higher whole number.
5. All required off-street Parking Spaces shall be located on the same Lot as the Use to be served unless a joint parking facility or parking district is established and approved by the Planning and Zoning Commission.

B. Schedule of Off-Street Parking Requirements

<u>Use</u>	<u>Minimum Off-Street Parking Required</u>
Art gallery	1 space for each 250 square feet of gross floor area.
Automobile, boat, camper, or similar vehicle sales, display or rental uses	1 space for each 500 square feet of gross floor area, but not less than 5 spaces.
Automobile car wash	Spaces or reservoir parking equal to 5 times the capacity of the car wash.
Bank, financial institution, public or private utility office	1 space for each 200 square feet of gross floor area.
Barber or beauty shop	1 space for each 200 square feet of gross floor area.
Bed and Breakfast Establishment	1 space for each guest room plus 2 spaces for permanent residents.
Boarding or rooming house	1 space for each guest room or guest dwelling.
Bowling alleys	3 spaces for each alley
Camp	1 space for each employee on largest shift plus one space for each camp vehicle normally parked on the premises plus 1 visitor space for each 10 campers.
Church, chapel, or mortuary	1 space for each 3 seats in the main assembly room; or 1 space for each 20 square feet in the main assembly room.

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B. Schedule of Off-Street Parking Requirements

<u>Use</u>	<u>Minimum Off-Street Parking Required</u>
Cleaning or laundry use or similar personal service use	1 space for each 250 square feet of gross floor area.
Clubs or lodges	1 space for each 3 seats in the main assembly room; or 1 space for each 20 square feet in the main assembly room.
College, or university, including auditoriums, stadiums and housing facilities; vocational schools	.75 space for each full-time equivalent student, less the number of spaces provided for on-campus housing facilities according to this schedule.
Commercial service uses, repair shops, garages, wholesale uses	1 space for each 200 square feet of gross floor area (including display).
Community Center	1 space for each 250 square feet of gross floor area or 1 space for each 4 patrons to the maximum capacity plus one space for each employee on the largest shift.
Contractor's Yard	2 spaces plus one space for each employee.
Convalescent Home	1 space for each 3 patient beds.
Convenience Markets	1 space for each 200 square feet of gross floor area.
Country club, swim club or recreation use	1 space for each 3 persons based on the maximum anticipated capacity of all facilities capable of simultaneous use as determined by the Director of Community Development.
Dormitories and other student housing	2 spaces for each three guest rooms.
Drive-in Restaurants	1 space for each 100 square feet of gross floor area, but not less than 10 spaces for each such establishment.
Elementary or junior high school	2 spaces for each teaching station.
Fire station	1 space for each 200 square feet of gross floor area.
Food store, supermarket or similar use	1 space for each 150 square feet of gross floor area (including display).
Furniture or appliance stores	1 space for each 750 square feet of sales display area.

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B. Schedule of Off-Street Parking Requirements

<u>Use</u>	<u>Minimum Off-Street Parking Required</u>
Government Buildings	1 space for each 200 square feet in addition to the parking required for employees.
High school, including auditoriums and stadiums on site	7 spaces for each teaching station.
Horse stable	1 space for each employee plus 1 space for each 4 stalls.
Hospital	1 space for each two patient beds.
Hotels and Motels	1 space for each guest room.
Kennel	1 space for each employee plus one space for each 1,000 square feet but no less than 4 spaces.
Manufacturing or industrial Uses, including office or other incidental operations on the site	2 parking spaces for each 3 employees, but in no event less than 2 spaces for each 1,000 square feet of gross floor area.
Medical or dental office	5 spaces for each doctor.
Mineral extraction operations	1 space for each employee on the maximum shift.
Other business, technical service, administrative or professional office or commercial Building	1 space for each 250 square feet of gross floor area.
Plant nursery, garden shop	5 spaces plus additional space for each 1,000 square feet of sales or display area.
Post office	1 space for each employee plus 1 space for each 500 square feet of gross floor area.
Pre-school	1 space for each staff member plus one space for each 10 students.
Recycling center	1 space for each employee plus 1 space for each 500 square feet of gross floor area.
Restaurant, cocktail lounge, or similar Use for sale or consumption of food or beverage	1 space for each 100 square feet of gross floor area, but not less than 10 spaces for each such establishment.
Retail, general	1 space for each 200 square feet of gross floor area.

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B. Schedule of Off-Street Parking Requirements

<u>Use</u>	<u>Minimum Off-Street Parking Required</u>
Retail, outdoor	1 space for each 500 square feet of open sales and display area plus one space for each employee.
Retail, showroom	1 space for each 500 square feet of showroom/display area plus 1 space for each employee; additional parking required for associated Warehouse area.
Self-service storage	2 spaces plus 1 space for each 100 units.
Theater or auditorium not on a school site	1 space for each 3 seats in main assembly room; or 1 space for each 20 square feet in main assembly room.
Skating rinks	1 space for each 3 seats; or 1 space for each 50 square feet of rink area.
Warehouse and distribution industry	2 parking spaces for each 3 employees, but in no event less than 1 space for each 2,000 square feet for the first 20,000 square feet; 1 space for each 4,000 square feet of floor area of the remaining Building area. If there is more than 1 shift, the number of employees on the largest shift may be used in determining parking requirements.

Section 25.3: Site Development Standards for Off-Street Parking Areas

- A. Each off-street Parking Space shall consist of a rectangular area not less than 9 feet wide by 18 feet long, together with drives, aisles, turning and maneuvering areas and having access at all times to a public Street or Alley. All parallel parking stalls shall be a minimum of 8 x 24 feet.
- B. Landscaping shall be provided for each off-street Parking Area as required by Section 28: Landscaping.
- C. Any unused space resulting from the design of the parking area shall be used for landscape purposes.
- D. All required landscaped areas shall be provided with a permanent and adequate means of irrigation and shall be adequately maintained.
- E. All off-street Parking Areas, except for single family Dwellings, shall be constructed and maintained to provide the following:
 - 1. Grading, drainage, and a minimum of two inches of asphaltic concrete paving over a four inch aggregate base or other acceptable paving design prepared by a registered professional engineer to the specifications of the County Engineer unless a paving waiver is approved by the Planning and Zoning Commission or a Variance is granted by the Board of Adjustment.

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Section 25.3: Site Development Standards for Off-Street Parking Areas (Continued)

2. Internal spacing, circulation, and dimensions as indicated on the sample parking lot plan (see page 15-8).
3. Bumpers, wheel stops, stall markings and other vehicular controls to the specifications of the Director of Community Development.
4. Where provided parking lot lighting shall meet the requirements of Section 17: Lighting.
5. Drainage shall be provided to the specifications of the County Engineer.
6. Parking lot turn-outs shall be a minimum of 100 feet from the nearest street intersection.

F. Parking Area design dimensions shall be as follows: (See sample parking lot plan.)

In the event practical difficulties and hardships result from the strict enforcement of the following standards due to existing permanent Buildings or an irregularly shaped parcel, an administrative Variance by the Director of Community Development may be given for Standards Nos. 1 through 4 inclusive, not to exceed ten (10) percent.

Note: The number in the left-hand column of the following listing refers to the numbers on the attached sample parking lot plot plan.

1.	30°	45°	60°	90°
2.	16'	17'	18'	18'
3.	14'	16'	19'	24'
4.	46'	50'	55'	60'

5. 14' for one-way traffic; 24' for two-way traffic (two-way aisles shall be permitted only on 90 degree parking designs).
6. Islands shall have a maximum length of 180 feet.
7. Islands shall have a minimum width of 5 feet. The minimum average width of islands at the extremities of 90 degree parking islands shall be 5 feet.
8. Curbs shall be installed at a minimum of 5 feet from walls, fences, Buildings or other Structures. This requirement excepts driveways that are not a part of the maneuvering area for parking. A curb shall be installed a minimum of three feet (3') from the edge of driveways that are parallel to block walls or fences.
9. Curb radius shall be 3 foot minimum.
10. Driveway widths shall be 24 feet minimum and constructed to County standards.

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Section 25.3: Site Development Standards for Off-Street Parking Areas (Continued)

11. First Parking Space shall be 10 feet minimum distance from Front and Street Side Property Lines.
 12. Walk openings four feet (4') wide shall be permitted in the island every 5 spaces.
 13. All parallel parking stalls shall be a minimum of 8 x 24 feet.
- G. Where off-street parking facilities are provided but not required by Section 25, such facilities shall comply with the development standards of this Section.
- H. Loading spaces shall be provided to the specifications of the Director of Community Development.
- I. Parking for the handicapped shall be provided in accordance with the requirements of all applicable laws.
- J. At the discretion of the Planning and Zoning Commission, designated bus parking may be required for Uses subject to tour bus traffic. Where required, minimum dimensions for bus parking spaces shall be 12 x 42 feet for angle parking and 10 x 48 feet for parallel parking.
- K. At the discretion of the Planning and Zoning Commission, off-street parking facilities providing more than forty (40) parking spaces may contain an on-site traffic circulation and parking plan to accommodate both full-size and compact car spaces. Said optional parking plans shall meet the following criteria:
1. Not more than 40% of the total number of parking spaces shall be designed for compact and sub-compact vehicles.
 2. Compact spaces must be designed for 90 degree parking and located opposite a 45 degree or 30 degree full-sized aisle and parking stall.
 3. Compact car parking spaces shall measure at least 8 feet by 15 feet in size.

SUGGESTED PARKING
(TYPICAL PLOT PLAN)

NOTE

12' X 20' min. for Handicapped parking.

